

Residential Home Inspection Report for

City of Durham Neighborhood Stabilization Program

SELF-HELP.ORG

C/O Mr. Roger Chiles

301 West Main Street, Durham, NC 27702



Inspection Address: 1017 Rosedale Avenue, Durham, NC 27702

Construction Year per Durham County Real Property Record: 1921

**Heated Space Square Footage per Durham County Real Property Record:
1020**

Reason for Inspection: Neighborhood Stabilization Program

Home Inspection/Report Fee: \$525.00

Inspection Performed: January 15, 2010

Start Time: 1:30 PM

Finish Time: 3:00 PM

My House Inspection, Inc.

Luis R. Lluberas, NC Home Inspector License Number 2789

5501 Southern Cross Avenue, Raleigh, NC 27606

(919)859-9468

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SUMMARY OF CONDITIONS

This summary page is not the entire report. The complete report may contain additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

All directions and comments are relative to facing the front of the house.

HEATING AND AIR CONDITIONING: Residential component could not be operated as there was no electrical power source to the property. System located in bedroom closet may lack proper ventilation when operating. **This system of the property needs attention and shall be reviewed by a licensed professional in the business.**

PLUMBING SYSTEM: Residential component could not be operated as intended as water was shut-off. Signage around the property informs system winterized. **This system of the property needs attention and shall be reviewed by a licensed professional in the business.**

ELECTRICAL SYSTEM: Electrical source disconnected at entrance panel. Major electrical discrepancies noted on electrical wiring distribution when panel cover removed in the kitchen. Ground wire separated from rod at entrance panel. Service drop in close proximity to porch where may be reached by hand. **This system of the property needs attention and shall be reviewed by a licensed professional in the business.**

FOUNDATION AND STRUCTURAL COMPONENTS: Windows and doors could not be operated from what appears to be uneven settlement and differential elevations in flooring observed. Oriented Strand Board (OSB) below artificial carpet on porch rotted. It appears structural failure of the roof system along the rear of the property has taken place. **This system of the property needs attention and shall be reviewed by a licensed professional in the business.**

EXTERIOR OF STRUCTURE: Backyard slopes into property promoting water run-off into the structure. Moisture damage observed throughout building. Vegetation observed growing into cladding and from trim components. Roof structural members observed damaged by water infiltration and moisture. **This system of the property needs attention and shall be reviewed by a licensed professional in the business.**

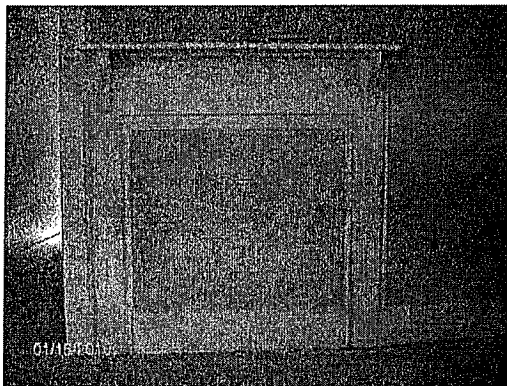
INTERIOR COMPONENTS: Ceiling and walls damaged by water infiltration. Mold observed in bathrooms. Ceiling voids noted on center bedroom closet. Interior doors could not be operated as intended as floor has settled unevenly. Separations (voids) observed between walls and baseboards. Kitchen door is missing. Plaster ceiling system failed and damaged by water moisture. **This system of the property needs attention and shall be reviewed by a licensed professional in the business.**

ROOF: Structural failure of roof system observed on rear of property and moist damage observed throughout the perimeter of the roof structure (sheathing, rafters and eaves). **This system of the property needs attention and shall be reviewed by a licensed professional in the business.**

HEATING AND AIR CONDITIONING

Heating Type System	Forced air
Heating System Energy Source	Electric
Furnace Manufacturer/Model/Serial	Goodman/A24-08/9707049839/ 2-Ton rated
Manufacture Date	July 1997
Air Conditioning Energy Source	Electric
Air Conditioning System Type	Forced Air
Cooling Manufacturer/Model/Serial	Goodman/A24-08/9707049839/2-Ton rated
Distribution Type	Over ceiling diffusers. Attic access not possible to identify/inspect distribution

CHECKPOINT	CONDITION	COMMENTS
Air Ducts	Not Inspected	Access to attic not available. Diffusers on ceilings of rooms rusted and could not be operated as intended
Chimney	Serviceable	No structural problems observed with limited view from the ground using binoculars. No rain cap observed on neither
Flue Pipes	Not Inspected	Fireplaces blocked in front rooms
Heat Temp Check	Not Inspected	Property had no electricity
Return/Plenum		Located in front right room
Inside Fan	Not Inspected	Electricity not available
Condensation Drain	Serviceable	Located in closet of center bedroom appear to be intact
Outside Fan	Not Present	
Coil Fins	Serviceable	
Thermostat	Not Inspected	Located in front right room. No electricity to inspect operability. Simple Comfort@2200 model
AC Temp Check	Not Inspected	Electricity shut-off
Fireplace	Not Inspected	Both blocked/boarded



Serviceable ≡ functioning as intended/expected accounting for wear and tear

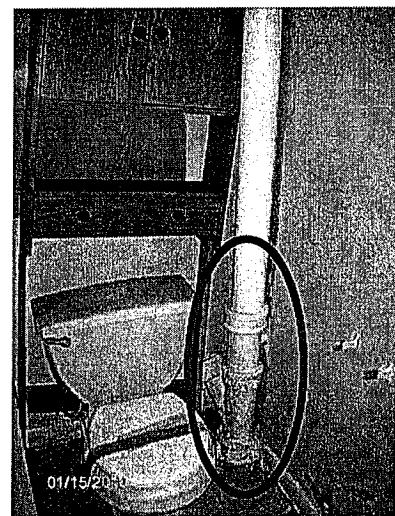
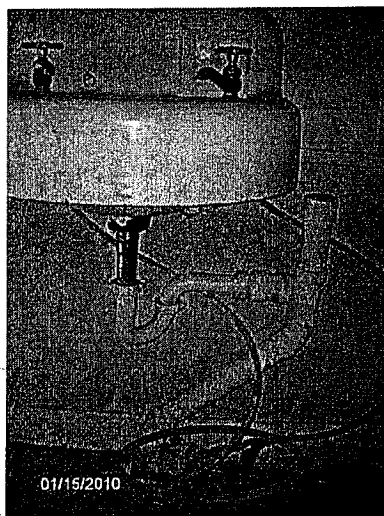
Needs Repairs ≡ do not function properly; or adversely impact the habitability of the property; or appears to warrant further investigation by a licensed professional in the business

Not Present ≡ at the time of inspection

Not Inspected ≡ not inspected or inspection was limited for a reason (explained)

PLUMBING SYSTEM

Water Supply Piping		PVC noted below sinks and washer area
Water Distribution Piping		PVC noted below sinks and bathtub
Water Heater Manufacturer/Model/Serial/Location		None could be located. Suspected to be in crawl space which was inaccessible to inspector
Water heater Manufacture Date		Not Inspected
Main Water Shutoff		Located on front yard at the right side of property adjacent to driveway
Sanitary Vent		Black Iron Pipe visible in rear bathroom
CHECKPOINT	CONDITION	COMMENTS
Vent Pipe system	Serviceable	Black iron pipe observed in rear bathroom
Drains	Not Inspected	Water supply shut-off
Water Function Check (Pressure)	Not Inspected	Water supply shut-off
Bathroom Fixtures	Needs Repairs	Fixtures damaged
Kitchen Fixtures	Not Inspected	Water shut-off
Water Heater	Not Present	May be located in crawl space which was not accessible to inspector
Fixture Connections	Not Inspected	No water supply available
Laundry Tub/ Whirlpool	Not Present	
Sump Pump	Not Present	

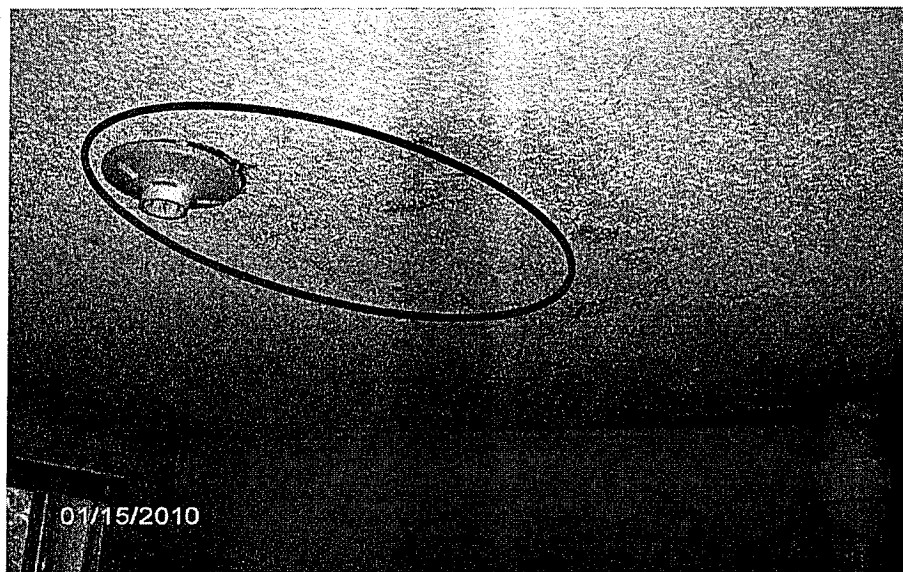
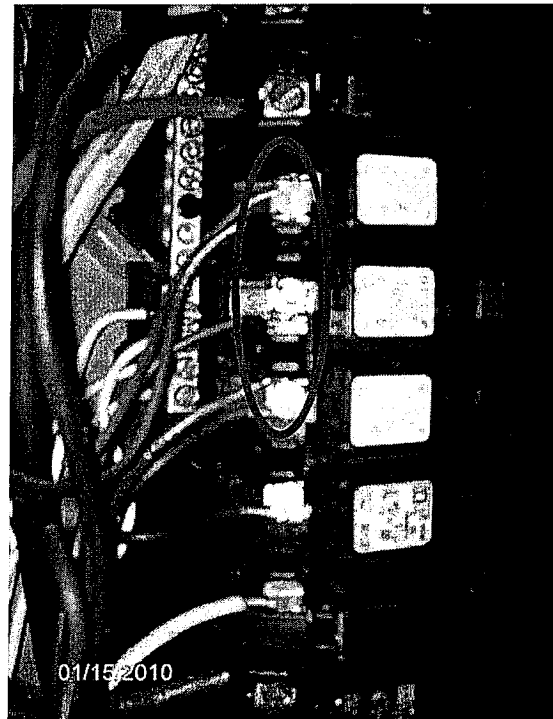
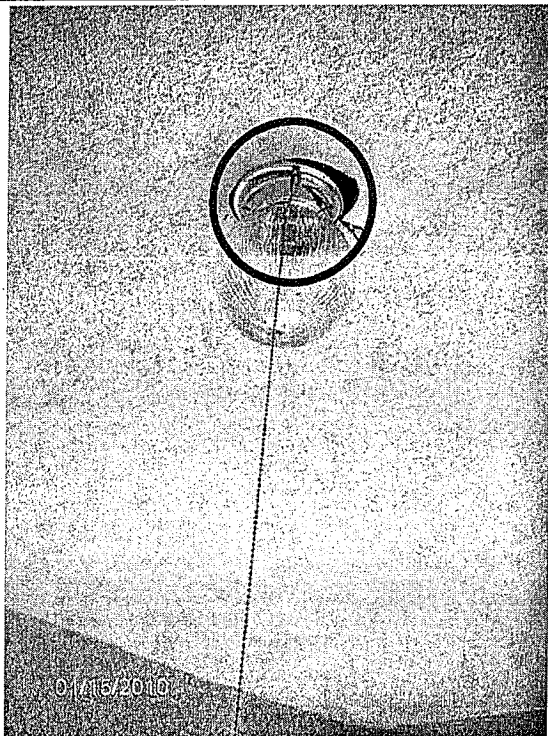


ELECTRICAL SYSTEM

Service Entrance Conductor Type	Outside panel was sealed to prevent tampering
Service Entry Type	Overhead at left side of property
Main Panel Location	Left side of house
Subpanel Location(s)	In kitchen and mid-room closet
Distribution Panel Box Type/Location	Breakers/in kitchen and mid-room closet for GOODMAN ventilation system
Main Service Voltage	Apparent 240V but could not be verified
Main Service Amperage	Apparent 200A but could not be verified
Interior Wiring Type	Copper visible in distribution panel and uncovered outlets in wall

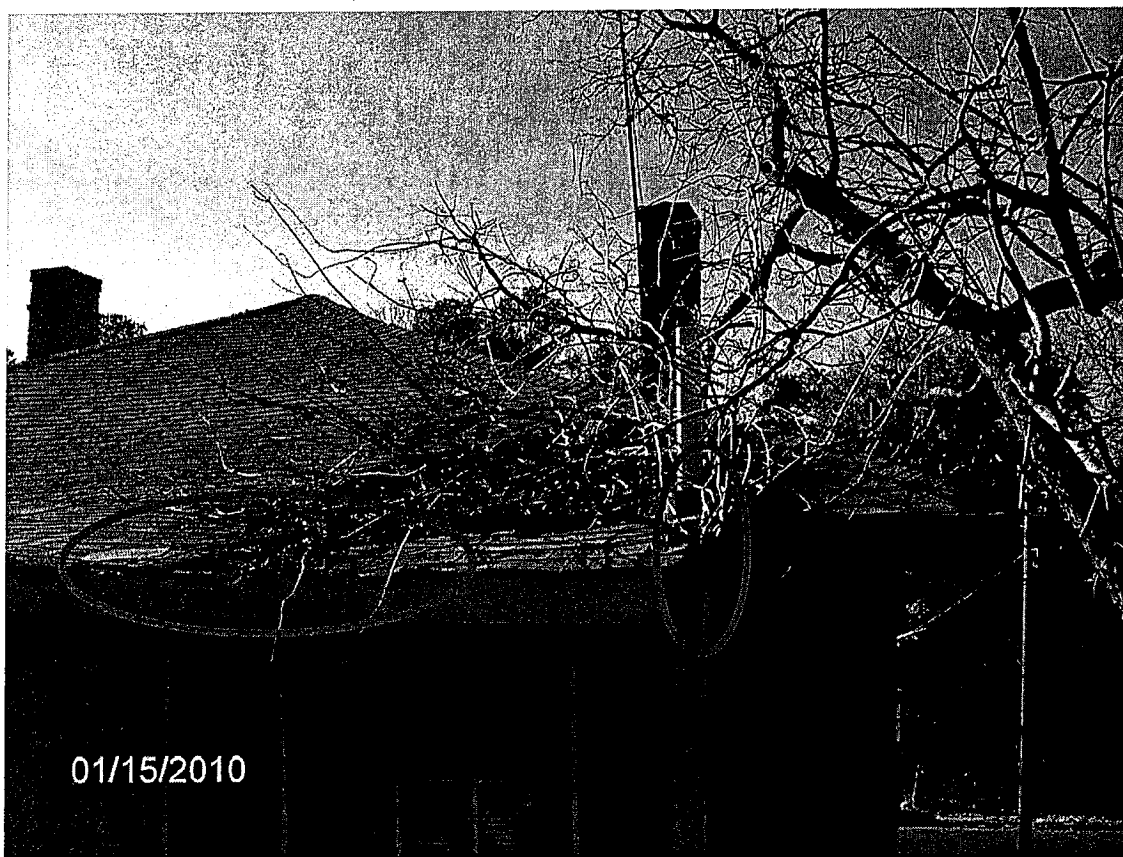
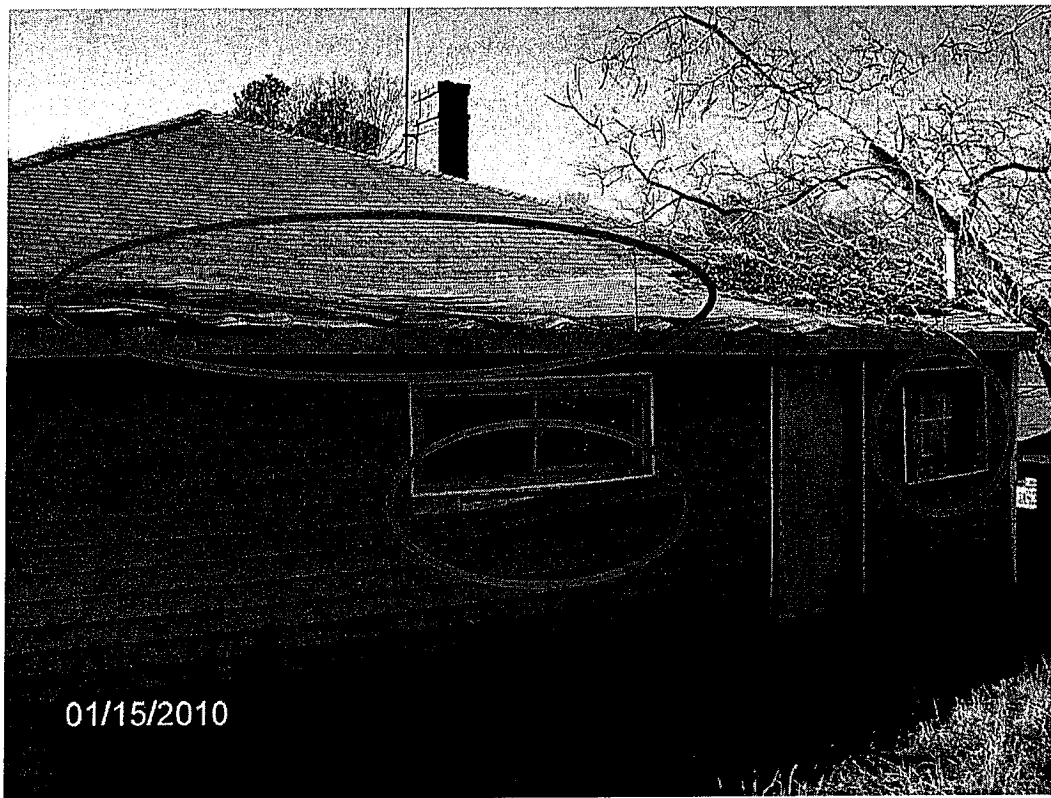
CHECKPOINT	CONDITION	COMMENTS
Service Entrance	Serviceable	Overhead located on left side of property. Ground rod wire connection separated
Service Ground & Location	Need Repairs	Cable damaged and separated from ground rod
Main Panel Box	Needs Repairs	Panel cover missing screws. No grounding bushings on knockouts
Breakers/Fuses	Needs Repairs	Improper wiring connections noted when panel cover removed in both breakers and neutral bus
HVAC Wiring	Serviceable	Limited view in the closet
Interior Wiring	Needs Repairs	Light fixtures missing and other improper connections noted in receptacles throughout interior. Water damage noted in close proximity to electrical fixtures
Kitchen Receptacles	Needs Repairs	GFCI plate painted and receptacles missing plate covers
Outside Receptacles	Not Present	
Interior Receptacles	Needs Repairs	Covers missing, GFCI coated with paint
Smoke Detectors	Needs Repairs	Battery low alarm noticed on both devices located on front bedrooms
Carbon Monoxide Detector	Not Present	
Light Fixtures	Needs Repairs	Fixtures could not be operated as intended due to no

		electricity. Light fixture missing on rear bedroom. Water damage on ceiling light fixtures
Switches	Need Repairs/Not Inspected	Could not be operated as intended due to lack of electricity. Plates missing
Ceiling Fans	Not Present	One ceiling fan on floor of left front room. No others present
Door Bell/Ring	Not Inspected	Lack of electricity prevented from testing. Bell/ring box located on left front room



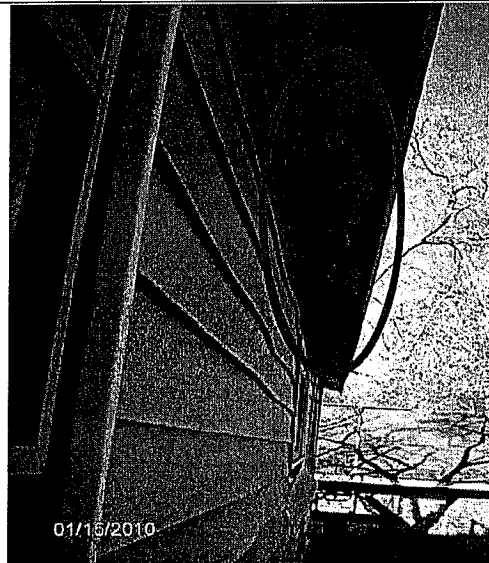
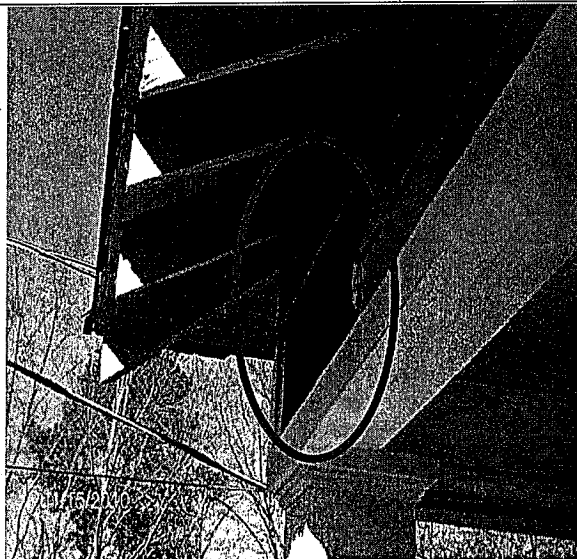
FOUNDATION / STRUCTURAL COMPONENTS

Foundation Type	Crawl Space	
Foundation Construction Method	Block/brick	
Foundation Observation Method	Visible on the outside as crawl space has been blocked/sealed to prevent tampering	
Wall Structure	Wood covered by paneling	
Ceiling	Wood panels covered with plaster system collapsing on bedrooms. Significant water damage and mold growth observed partly caused by apparent roof failure on rear of structure	
Floor	Uneven floors throughout living area may be indicative of understructure failure	
CHECKPOINT	CONDITION	COMMENTS
Foundation wall	Not Inspected	Access to crawl space blocked/sealed
Sill Plate/Band	Not Inspected	Access to crawl space blocked/sealed
Walks Driveways	Needs Repairs	Concrete driveway significantly deteriorated
Chimney Foundation	Not Inspected	Access to crawl space blocked/sealed
Ventilation	Needs Repairs	Insufficient for crawl space area
Roof Structure	Needs Repairs	Apparent failure observed on rear of property. Significant water infiltration observed on ceilings
Floor Joists	Not Inspected	Access to crawl space blocked/sealed
Vapor Barrier	Not Inspected	Access to crawl space blocked/sealed
Insulation below floor	Not Inspected	Access to crawl space blocked/sealed
Exterior Grade	Needs Repairs	Backyard slopes towards structure. Perimeter drip-line eroded
Retaining Walls	Needs Repairs	Walls adjacent to sidewalk in need of repairs and show significant cracks and deterioration
Ceilings	Needs Repairs	Areas in living space imminent failure or collapse. Mold observed throughout



EXTERIOR OF STRUCTURE

Wall Structure		Original wood frame with wood siding and wood trim
Cladding		Vinyl installed over wood. Vinyl broken in many areas
CHECKPOINT	CONDITION	COMMENTS
Siding	Needs Repairs	Vinyl siding and fasteners broken and missing
Trim Work/Eaves	Needs Repairs	Vinyl trim broken and eaves damaged by moisture
Windows	Needs Repairs	Windows could not be operated as intended and glass panes damaged/broken
Doors	Needs Repairs	Uneven floor prevent proper operation of doors. Locking devices missing. Front door panes covered by wood panel. Rear door blocked/boarded shut
Porch	Needs Repairs	Oriented Strand Board under synthetic floor cover observed damaged by water moisture
Screened-in Porch	Not Present	
Deck	Not Present	
Patio	Not Present	
Steps/Rails	Needs Repairs	Metal entry steps corroded
Carport	Needs Repairs	Concrete damaged and deteriorated
Garage Door	Not Present	
Vegetation	Needs Repairs	Vegetation growth observed in trim and entering cladding from foundation wall

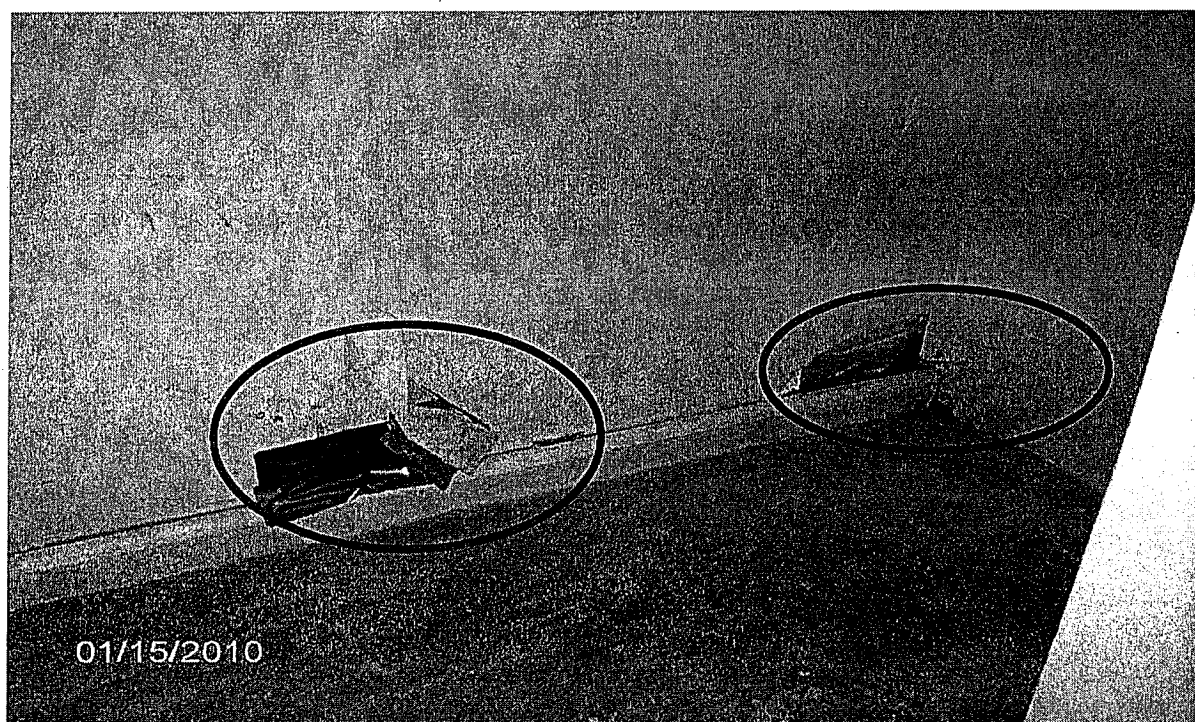


INTERIOR COMPONENTS

CHECKPOINT	CONDITION	COMMENTS
Walls	Needs Repairs	Moisture damage observed inside bathrooms and rooms
Ceilings	Needs Repairs	Plaster ceiling system failures and collapse observed
Floor	Needs Repairs	Uneven floors may be indicative of structural failures and possible cause of doors misalignments
Steps	Needs Repairs	Metal entry doors corroded
Railings	Needs Repairs	Porch left railing loose
Closets	Needs Repairs	Voids in closet walls and ceiling observed. Doors could not be operated as intended
Doors	Needs Repairs	Doors missing locking devices and could not be operated as intended
Windows	Needs Repairs	Windows could not be operated as intended and many panes damaged/broken
Cabinets	Needs Repairs	Cabinets loose from walls. Doors could not be operated as intended and knobs missing
Countertops	Needs Repairs	Damaged by moisture
Locks	Needs Repairs	Door locking devices missing or could not be used as intended
Bathroom Exhaust Fans	Not Present	

BUILT-IN KITCHEN APPLIANCES

Dishwasher	Not Present	
Range	Not Present	
Fan/Hood	Not Inspected	No electricity preventing appliance operation check
Oven	Not Present	
Garbage Compactor	Not Present	
Food Disposal	Not Present	
Microwave	Not Present	



ROOF

Roof Type	Hip with flat dormer on front
Roofing Material	Asphalt shingles
Roofing Layers	One
Gutter and Downspout Type	No gutter and downspouts
Attic Ventilation Type	None observed
Roof Observation Method	From Ground using binoculars
Roof Structure	Wood sheathing and rafters visible from the ground
Ceiling Structure	Wood visible from broken opening in closet
Attic Insulation	Not Inspected as attic access not possible
Attic Access Method	No access available

CHECKPOINT	CONDITION	COMMENTS
Shingles	Needs Repairs	Partial collapse of roofing system on rear of property and deterioration may indicate past expected life of system
Flashing/Joints	Needs Repairs	
Vent Pipe		
Chimney		
Gutters and Downspouts	Not Present	
Attic Insulation	Not Inspected	
Attic Ventilation	None visible	
Joists/Rafter/Truss	Needs Repairs	Significant sagging and collapse of rear roof area may be indicative of structure failure
Sheathing	Needs Repairs	Wood sheathing damaged by moisture around the edge of the property/structure
Skylights	Not Present	

